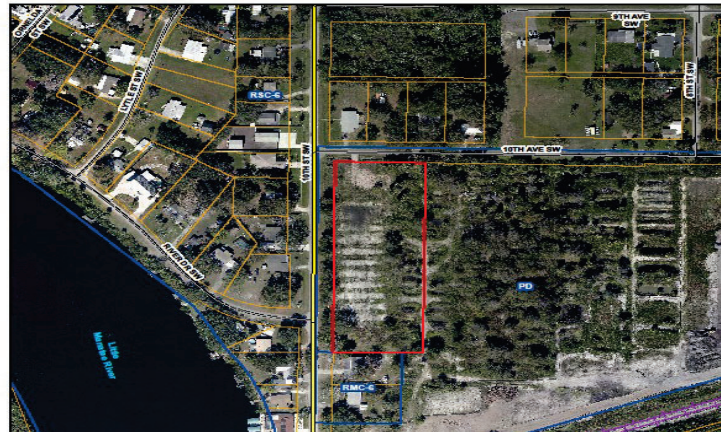




**Rezoning Application:** PD 21-1231  
**Zoning Hearing Master Date:** March 14, 2022  
**BOCC Land Use Meeting Date:** May 10, 2022

**1.0 APPLICATION SUMMARY**

**Applicant:** Triple M Tube Tech, LLC.  
**FLU Category:** SMU-6  
**Service Area:** Urban  
**Site Acreage:** 3.156  
**Community Plan Area:** Ruskin  
**Overlay:** None



**Introduction Summary:**

The applicant proposes to rezone the subject property from Planned Development (PD) to PD to allow 3 single-family lots. The parcel is being rezoned out of PD 16-1336 and a companion Minor Modification (PRS) has been filed to amend PD 16-1336 to remove the 3.156-acre parcel from the PD.

Zoning:	Existing	Proposed
District(s)	Planned Development	PD 21-1231
Typical General Use(s)	Industrial/Manufacturing	Single-Family Detached
Acreage	3.156	3.156
Density/Intensity	N/A	6 units per acre
Mathematical Maximum*	N/A	18 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD	PD 21-1231
Lot Size / Lot Width	20,000 sq. ft / 100'	33,000 sq. ft. / 188'
Setbacks/Buffering and Screening	35' Front (project) Buffering and screening per conditions	50' Front (From 10 <sup>th</sup> St. SW) 10' side (interior) 25' Front (from 10 <sup>th</sup> Avenue SW) 20' Rear
Height	50'	45' / 3-stories

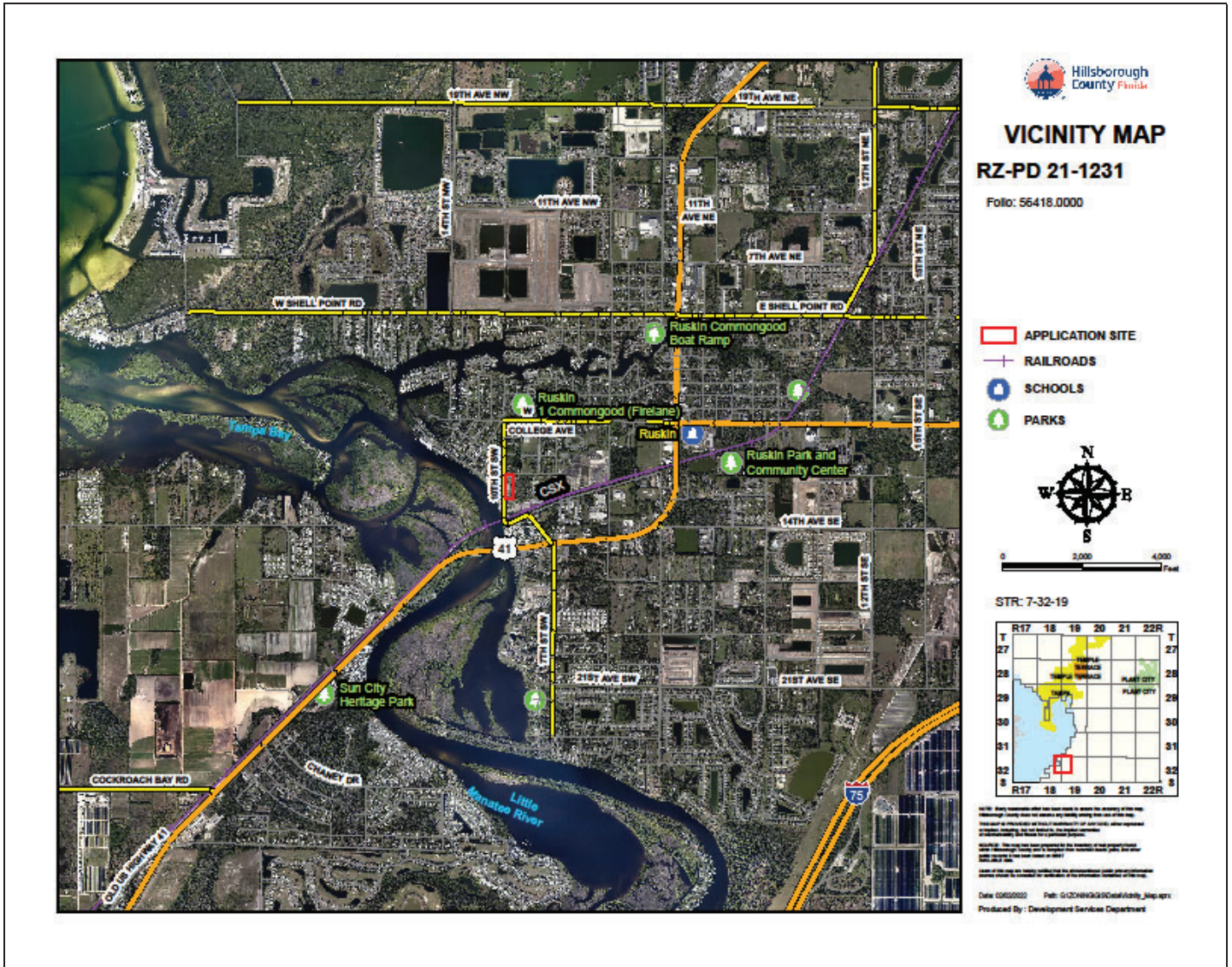
**Additional Information:**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



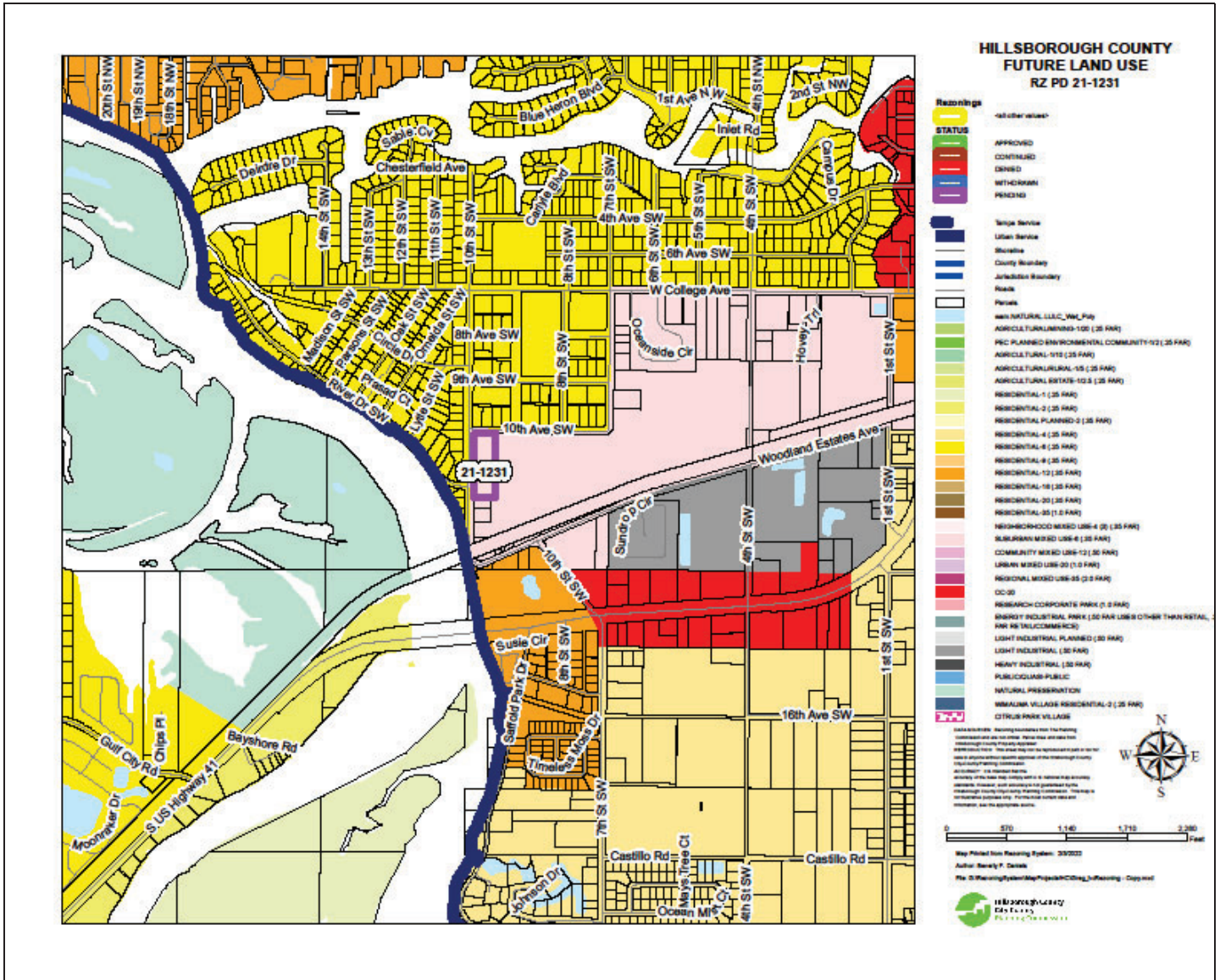
#### Context of Surrounding Area:

The site is located in the Ruskin community within an area developed with single-family residential (to the north, south and west) and commercial/industrial uses (to the east and south). Given the FLU Category of the area and existing zonings, various lot sizes are present. Major roadways include West College Avenue .25 miles to the north and U.S. 41 .25 miles to the south. A CSX rail line is also located to the south approximately .1 miles. The Little Manatee River is located about 250 feet to the west.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

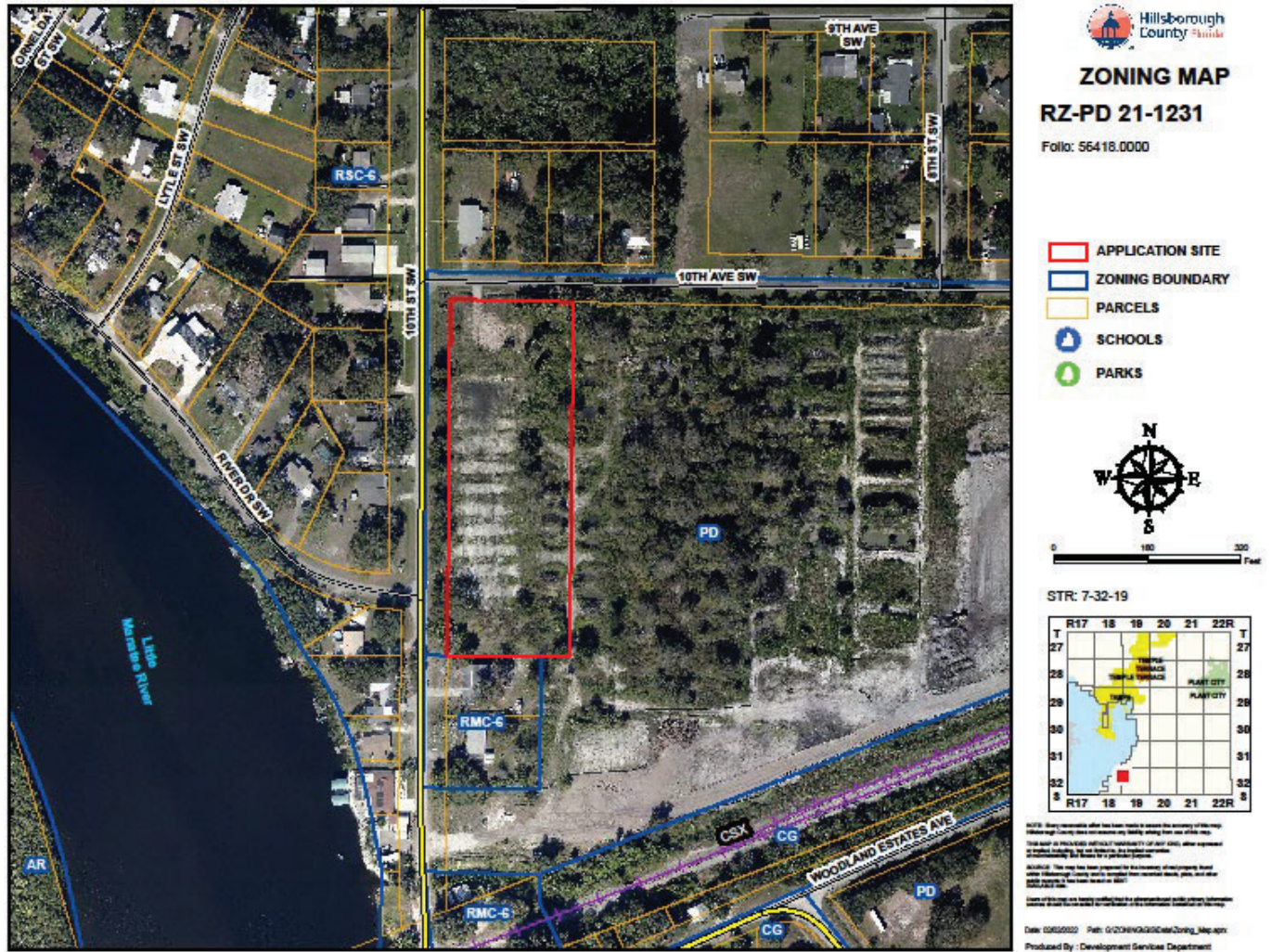


Subject Site Future Land Use Category:	SMU-6
Maximum Density/F.A.R.:	6 units per acre / .25 FAR
Typical Uses:	Residential, sub-urban scale neighborhood commercial, office uses, research corporate park uses, light industrial, multi-purpose and clustered residential and mixed-use development.



2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

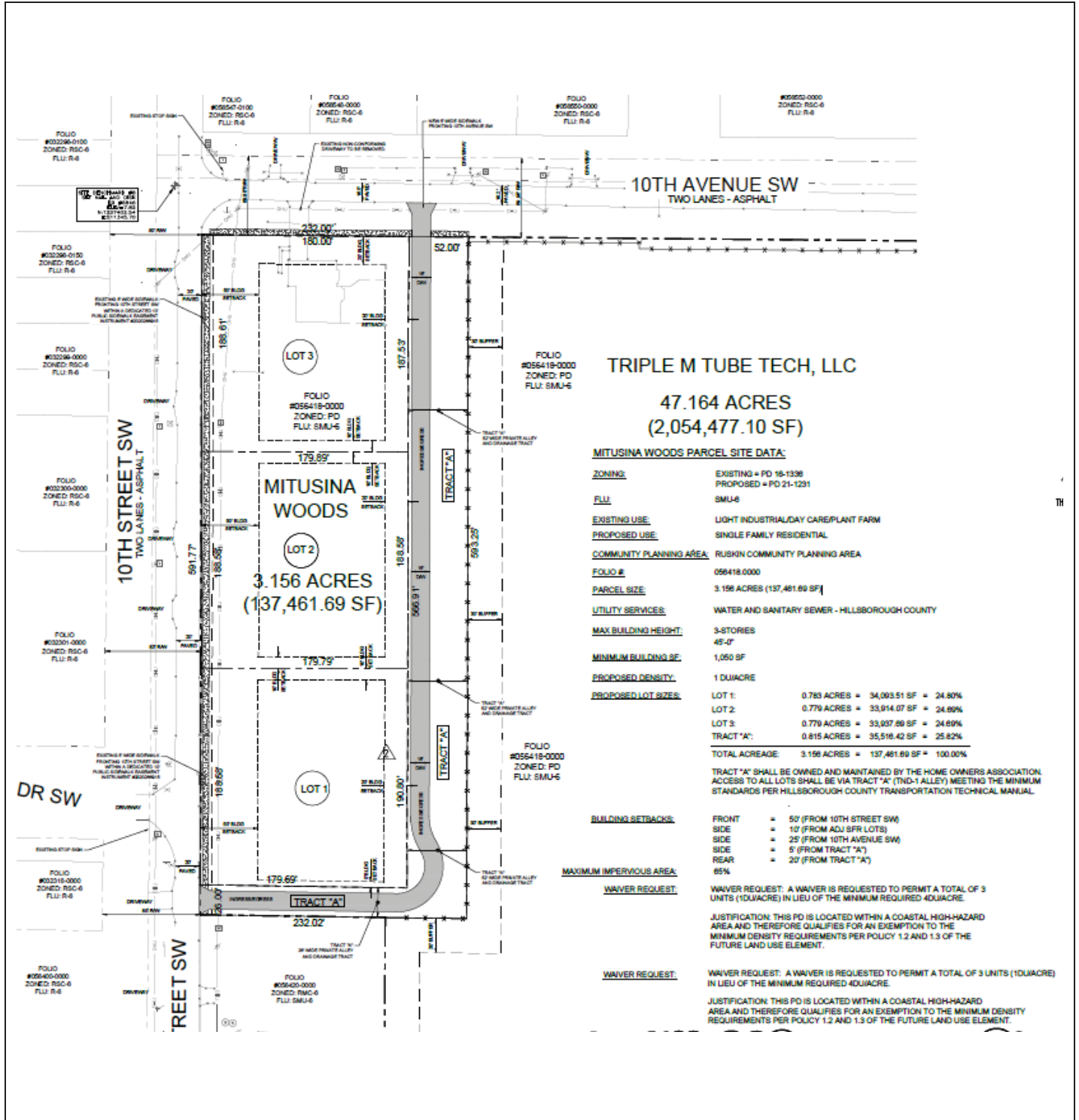


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 units per acre	Single-Family and Residential Support	Residential
South	RMC-6	6 units per acre	Single-Family, Multi-Family, Residential Support	Residential
East	PD 16-1336	.25 FAR	Industrial/Plant Farm	Industrial/Plant Farm
West	RSC-6	6 units per acre	Single-Family Residential and Residential Support	Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

<b>Adjoining Roadways (check if applicable)</b>			
Road Name	Classification	Current Conditions	Select Future Improvements
10th St. SW	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
10th Ave. SW	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation <input type="checkbox"/> Not applicable for this request</b>			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	N/A	N/A	N/A
Proposed	28	2	3
Difference (+/-)	+28	+2	+3

<b>Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request</b>				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

Notes: Vehicular access will be provided by a two-way alley connecting between 10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW. Pedestrian access from each of the single-family homes will be to 10<sup>th</sup> St. SW.

<b>Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request</b>		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

**4.0 Additional Site Information & Agency Comments Summary**

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input checked="" type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b> (Fee estimate is based on a 1,500 square foot, 3 bedroom, Single-Family Detached) Mobility: \$8,265.00 * 3 units = \$ 24,795.00 Parks: \$2,145.00 * 3 unit = \$ 6,435.00 School: \$8,227.00 * 3 units = \$ 24,681.00 Fire: \$335.00 * 3 units = \$ 1,005.00 Total Single-Family Detached = \$56,916.00				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The applicant requests to rezone to allow for three single-family detached residential units. The lot sizes for the three units will range between 33,000 and 36,000 square feet. Single-family lots/uses are located to the immediate west, across 10<sup>th</sup> Street SW, to the north across 10<sup>th</sup> Ave SW and to the south. The lot sizes for the three lots are larger than the existing single-family lots to the north, west and south. The PD to the east is approved for industrial uses, however, the area to the immediate is approved in the PD for a plant farm.

The density of the project is 1 unit per acre and does not meet minimum density requirements of the Comprehensive Plan. However, per the Planning Commission, the parcel is in the Coastal High Hazard Area and therefore qualifies for an exception to the minimum density requirements.

Given the above, staff has not identified any compatibility issues regarding this request.

### **5.2 Recommendation**

Staff recommends approval, subject to proposed conditions of approval.



6.0 PROPOSED CONDITIONS

Requirements for Certification:


1. Typical West Lot Layouts to show correct rear yard of 19 feet, not 4 feet.
2. Add a note to the site plan that states "Sidewalks shall be provided in accordance with the Hillsborough County LDC."
3. Add a note to the site plan that states "Parking shall be provided in accordance with the Hillsborough County LDC."

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 9, 2022.

1. Project shall be limited to a maximum of 3 single-family detached conventional units.
2. Individual residential lots shall be developed in accordance with the following:
 

Minimum lot size:	33,000 square feet
Minimum lot width:	188 feet (as measured from 10 <sup>th</sup> Street SW)
Minimum front yard setback:	50 feet (from 10 <sup>th</sup> Street SW)
	25 feet (from 10 <sup>th</sup> Avenue SW)
Minimum yard setback adjacent to Tract "A"	20 feet
Minimum side yard:	10 feet
Maximum building height:	45 feet / 3-stories
Maximum Impervious Area:	65%
3. Access locations and design shall be as shown on the site plan with said area being developed as separate tract (Tract "A").
4. Water distribution improvements will need to be completed prior to connection to the County's water system. The improvements include to funded CIP projects that are currently under construction, C320001 – South County Potable Water Repump Station Expansion and C32100 – Potable Water In-Line Booster Pump Stations, and will need to be completed by the County prior to issuance of any building permits that will create additional demand on the system.
5. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Mar 7 2022 07:50:42

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

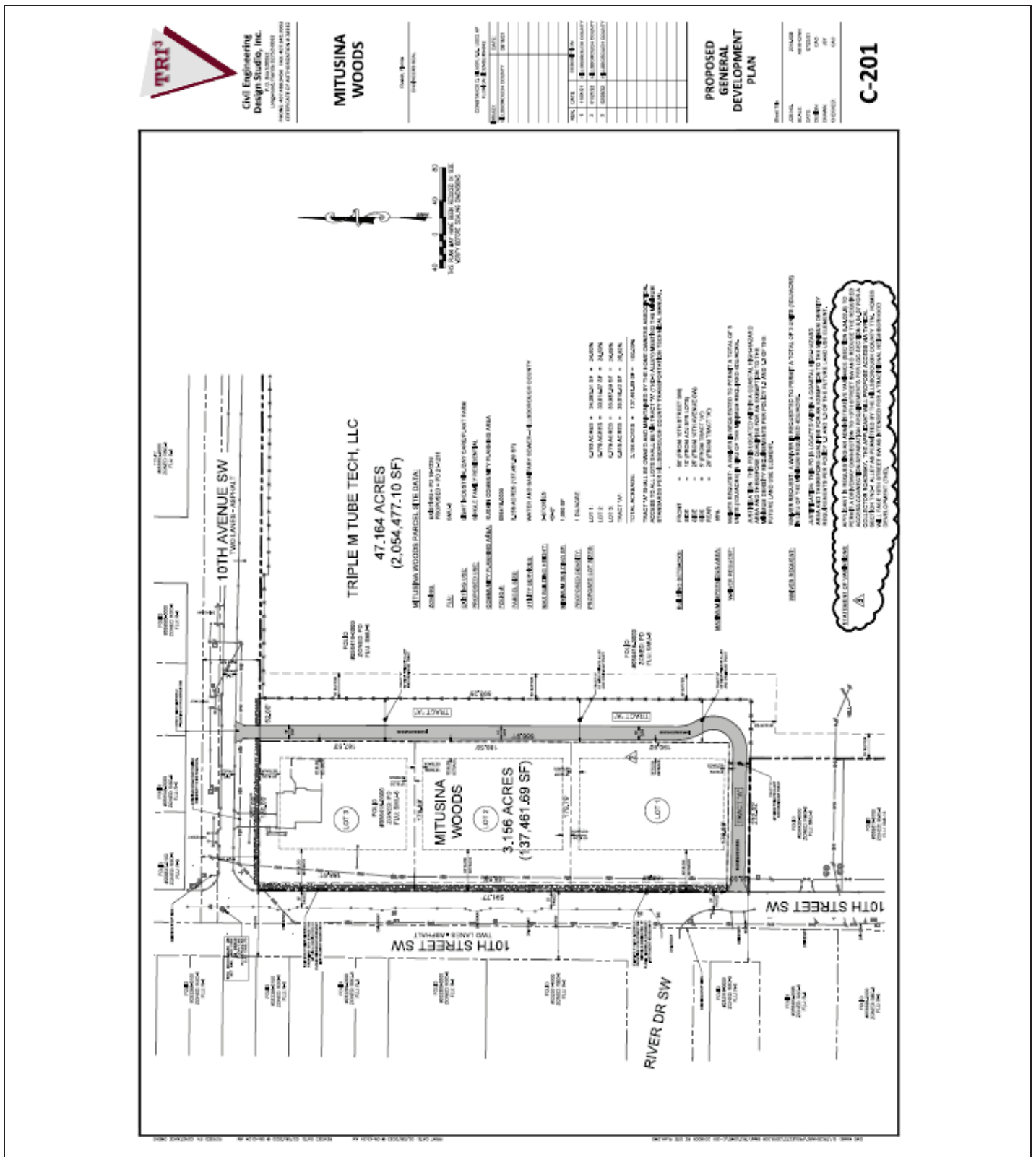
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

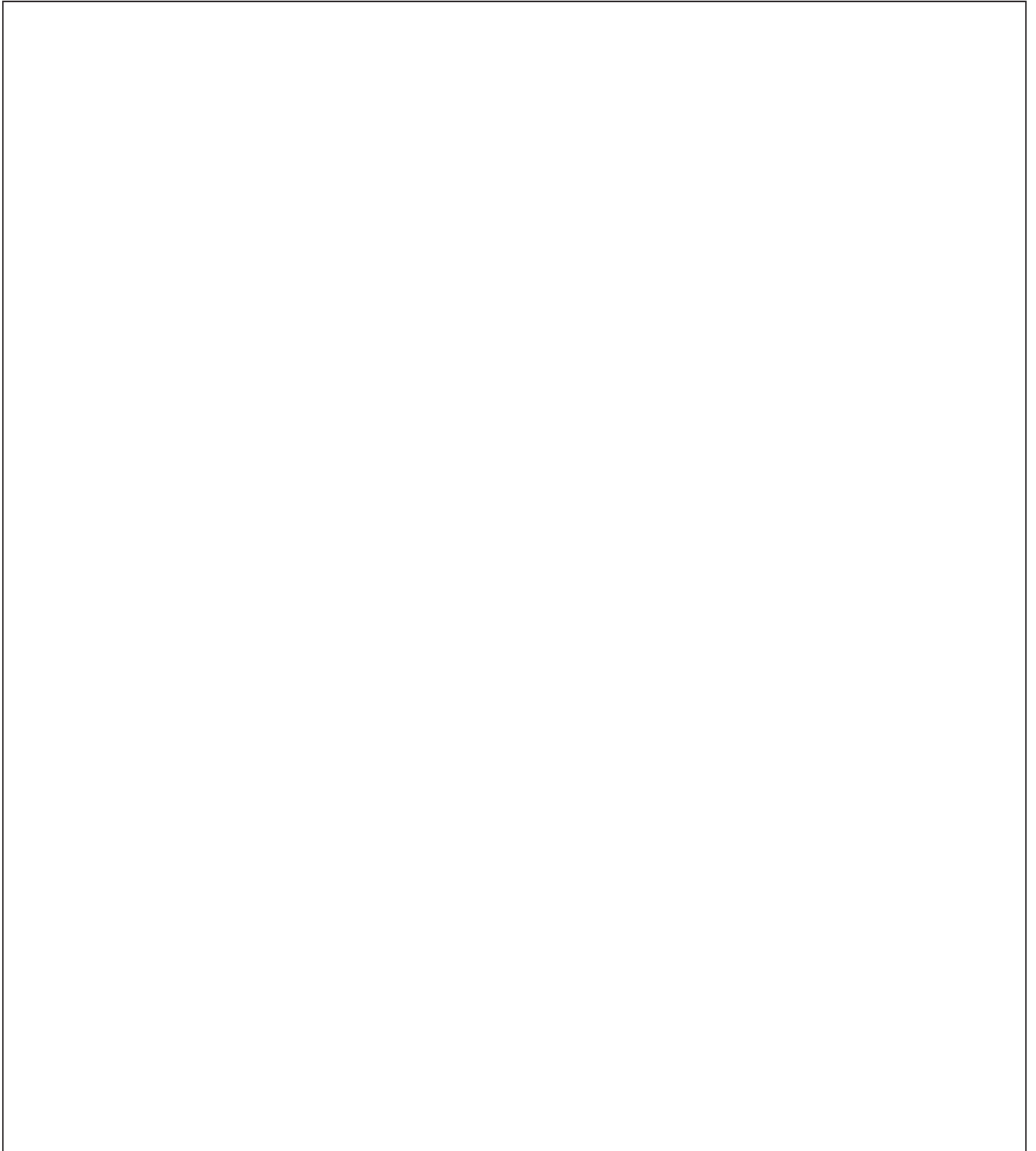
None.



8.0 PROPOSED SITE PLAN (FULL)



**8.0 PROPOSED SITE PLAN (FULL)**



**APPLICATION NUMBER: PD 21-1231**

ZHM HEARING DATE: March 14, 2022

BOCC LUM MEETING DATE: May 10, 2022

Case Reviewer: J. Brian Grady

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**



AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/31/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South

PETITION NO: RZ 21-1231

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting a rezoning of a +/- 3.16-acre portion of a larger parent parcel zoned Planned Development (PD 16-1336) to a separate Planned Development zoning district to develop 3 single family homes. The larger existing PD zoning allow is approved for up to 600,000 sq. ft. of light manufacturing, processing and assembly uses with limited accessory uses on +/-50.32 acres. To remove the +/- 3.16-acre subject property from the existing PD zoning, a separate request for Minor Modification (PRS 22-0153) to PD 16-1336 is being concurrently processed.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared an analysis of the potential trips, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing zoning designation utilizing a generalized worst-case scenario for informational purposes.

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 3 Single Family Detached Dwelling Units (ITE LUC 210)	28	2	3

The proposed rezoning is anticipated to increase the number of trips potentially generated by development of the subject parcel by 28 daily trips, 2 AM peak hour trips and 3 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

10th St. SW is a 2-lane, undivided, substandard, unregulated collector roadway characterized by +/- 20-feet of pavement in average condition, lying within +/- 83 ft. of right-of-way. There are no sidewalks or bicycle facilities along 10th St. SW.

10th Ave. SW is a 2-lane, undivided, substandard, local roadway characterized by +/- 16-feet of pavement in average condition, lying within +/- 69 ft. of right-of-way. There are no sidewalks or bicycle facilities along 10th St. Ave. SW.

While 10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW are substandard roadways; by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

#### **SITE ACCESS AND CONNECTIVITY**

The proposed residential lots front 10<sup>th</sup> St. SW. Pursuant to the Access Provisions in Sec. 6.02.01. G. of the LDC, residential lots in subdivisions shall front on and have direct access to local, interior streets only and may not take direct access to collector roadways via individual driveway connections. As such the applicant has designed the residential lots to take access from the rear via a proposed private alley consistent with the County Transportation Technical Manual TND-1 alley typical section. The alley will connect to 10<sup>th</sup> St. SW to the north and 10<sup>th</sup> Ave. SW to the west. Although the trip generation does not meet the threshold for a second access connection, the applicant is required to build a second access to allow for connectivity between 10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW. The connection on 10<sup>th</sup> St SW generally aligns with the residential driveway on the opposite side of the road serving folio#32318 and the connection on 10<sup>th</sup> Ave. SW will be required to meet the 10ft minimum separation from other existing driveways.

An existing nonconforming driveway connecting to 10<sup>th</sup> Ave. SW is denoted to be removed on the PD site plan. Also, new sidewalks to be constructed along the project frontage on 10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW at the time of development, consistent with the LDC, are identified on the PD site plan.

#### **ROADWAY LEVEL OF SERVICE**

10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW are not regulated roadways.

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ PD 21-1231

**DATE OF HEARING:** March 14, 2022

**APPLICANT:** Triple M. Tube Tech, LLC

**PETITION REQUEST:** A request to rezone property from PD to PD to permit 3 single-family lots

**LOCATION:** Southeast corner of 10<sup>th</sup> Ave. SW and 10<sup>th</sup> St. SW

**SIZE OF PROPERTY:** 3.156 acres, m.o.l.

**EXISTING ZONING DISTRICT:** PD 16-1336

**FUTURE LAND USE CATEGORY:** SMU-6

**SERVICE AREA:** Urban

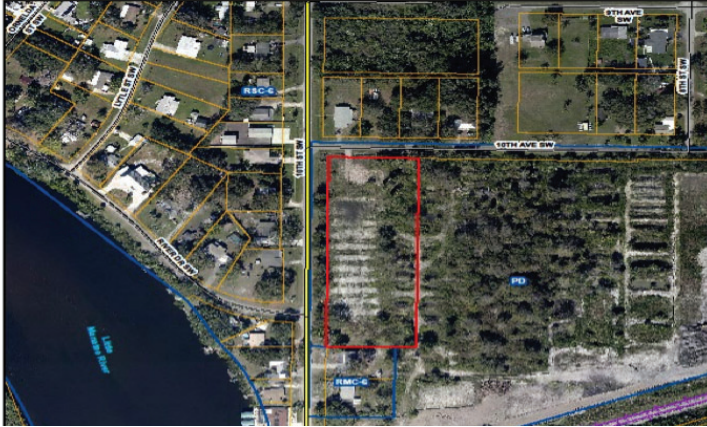
**COMMUNITY PLAN:** Ruskin



## DEVELOPMENT REVIEW STAFF REPORT

**\*Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

### 1.0 APPLICATION SUMMARY



Applicant: Triple M Tube Tech, LLC.

FLU Category: SMU-6

Service Area: Urban

Site Acreage: 3.156

Community Plan Area: Ruskin

Overlay: None

#### Introduction Summary:

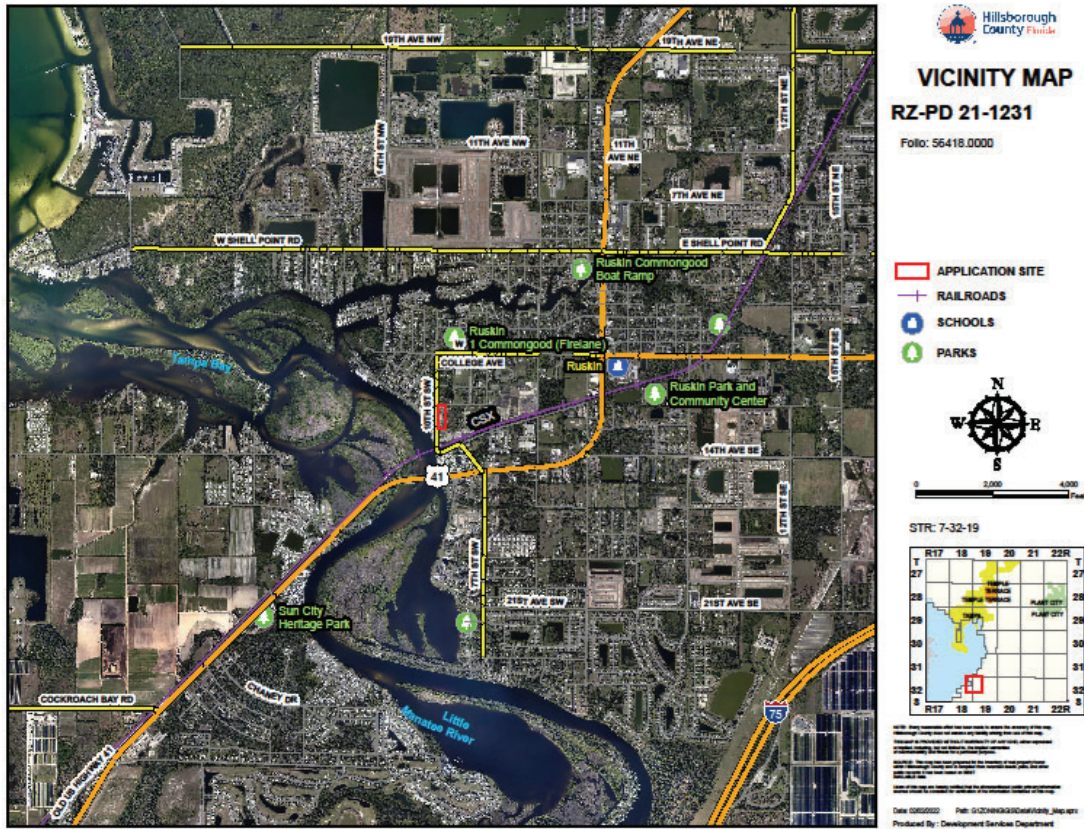
The applicant proposes to rezone the subject property from Planned Development (PD) to PD to allow 3 single-family lots. The parcel is being rezoned out of PD 16-1336 and a companion Minor Modification (PRS) has been filed to amend PD 16-1336 to remove the 3.156-acre parcel from the PD.

Zoning:	Existing	Proposed
District(s)	Planned Development	PD 21-1231
Typical General Use(s)	Industrial/Manufacturing	Single-Family Detached
Acreage	3.156	3.156
Density/Intensity	N/A	6 units per acre
Mathematical Maximum*	N/A	18 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD	PD 21-1231
Lot Size / Lot Width	20,000 sq. ft / 100'	33,000 sq. ft. / 188'
Setbacks/Buffering and Screening	35' Front (project) Buffering and screening per conditions	50' Front (From 10 <sup>th</sup> St. SW) 10' side (interior) 25' Front (from 10 <sup>th</sup> Avenue SW) 20' Rear
Height	50'	45' / 3-stories
<b>Additional Information:</b>		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code	None requested as part of this application	
<b>Development Services Recommendation:</b>		
Approvable, subject to proposed conditions		

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



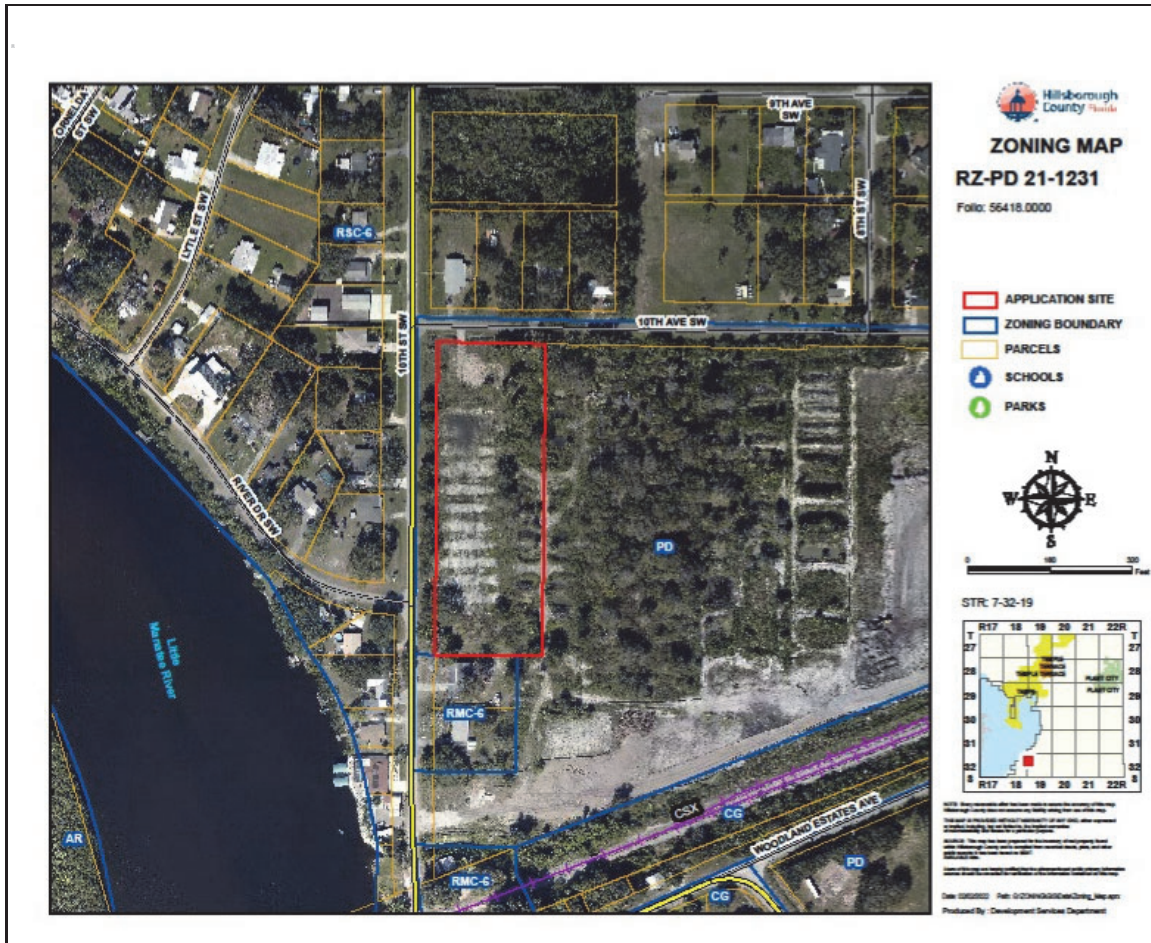
### Context of Surrounding Area:

The site is located in the Ruskin community within an area developed with single-family residential (to the north, south and west) and commercial/industrial uses (to the east and south). Given the FLU Category of the area and existing zonings, various lot sizes are present. Major roadways include West College Avenue .25 miles to the north and U.S. 41 .25 miles to the south. A CSX rail line is also located to the south approximately .1 miles. The Little Manatee River is located about 250 feet to the west.





## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map

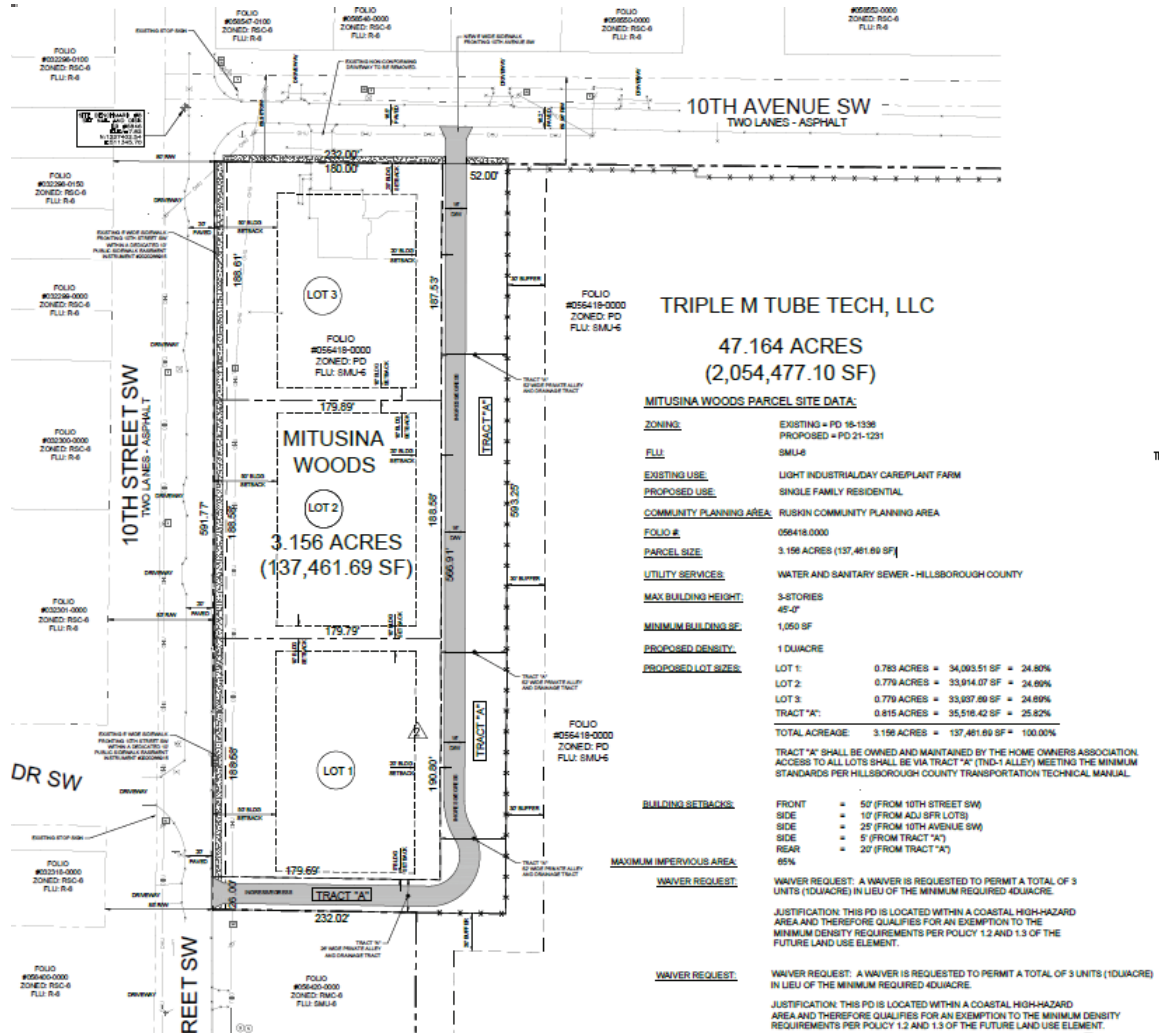


### Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 units per acre	Single-Family and Residential Support	Residential
South	RMC-6	6 units per acre	Single-Family, Multi-Family, Residential Support	Residential
East	PD 16-1336	.25 FAR	Industrial/Plant Farm	Industrial/Plant Farm
West	RSC-6	6 units per acre	Single-Family Residential and Residential Support	Residential

## 2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
10th St. SW	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
10th Ave. SW	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	N/A	N/A	N/A
Proposed	28	2	3
Difference (+/-)	+28	+2	+3

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

Notes: Vehicular access will be provided by a two-way alley connecting between 10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW. Pedestrian access from each of the single-family homes will be to 10<sup>th</sup> St. SW.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental Protection Commission

Yes  No

Natural Resources

Yes  No

Conservation & Environ. Lands Mgmt.

Yes  No

Yes  No

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area  Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor  Adjacent to ELAPP property

Other \_\_\_\_\_

**Service Area/ Water & Wastewater**

Urban  City of Tampa

Rural  City of Temple Terrace

**Hillsborough County School Board**

Adequate  K-5  6-8  9-12  N/A Inadequate  K-5  6-8  9-12  N/A

**Impact/Mobility Fees**

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Single-Family Detached)

Mobility: \$8,265.00 \* 3 units Parks: \$2,145.00 \* 3 unit School: \$8,227.00 \* 3 units

Fire: \$335.00 \* 3 units

Total Single-Family Detached

24,795.00 6,435.00



24,681.00 1,005.00

= \$

= \$56,916.00

### **Planning Commission**

Meets Locational Criteria  N/A  Locational Criteria Waiver Requested   
Minimum Density Met  N/A

### **Findings**

Yes  No

Inconsistent  Consistent

Yes  No

---

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The applicant requests to rezone to allow for three single-family detached residential units. The lot sizes for the three units will range between 33,000 and 36,000 square feet. Single-family lots/uses are located to the immediate west, across 10<sup>th</sup> Street SW, to the north across 10<sup>th</sup> Ave SW and to the south. The lot sizes for the three lots are larger than the existing single-family lots to the north, west and south. The PD to the east is approved for industrial uses, however, the area to the immediate is approved in the PD for a plant farm.

The density of the project is 1 unit per acre and does not meet minimum density requirements of the Comprehensive Plan. However, per the Planning Commission, the parcel is in the Coastal High Hazard Area and therefore qualifies for an exception to the minimum density requirements.

Given the above, staff has not identified any compatibility issues regarding this request.

### **5.2 Recommendation**

Staff recommends approval, subject to proposed conditions of approval.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Constance Silver 1220 Commerce Park Drive Suite 203C Longwood Florida testified on behalf of the applicant Triple Tube Tech. Ms. Silver stated that the property is zoned PD and is approximately 50 acres in size. The applicant is proposed to rezone 3.156 acres located at the southeast corner of 10<sup>th</sup> Street Southwest and 10<sup>th</sup> Avenue Southwest to PD to permit three single-family residential detached dwelling units. She added that there is also a Minor Modification application filed with the County to remove the 3.156 acres from the parent tract. The applicant is in agreement with the conditions of approval however is concerned about zoning condition #4 which states that no building permits will be issued until the County's funded CIP project which includes improvements to the County's water distribution system is completed. She concluded her remarks by asking how long the project is going to take.

Hearing Master Finch stated that the zoning condition is proposed for all new projects in a certain geographical area and staff will address the issue.

Ms. Silver stated that she understood and offered to answer any questions.

Mr. Brian Grady , Development Services Department testified regarding the County's staff report. Mr. Grady stated that the request is to rezone the property from Planned Development to PD to allow three single-family lots. The parcels are being rezoned out of PD 16-1336 and companion minor modification known as a Personal Appearance to remove the 3.156 acre parcel from the PD. Mr. Grady testified that the lot sizes will range between 3,300 and 3,600 square feet. Single-family lots are located immediately west across 10<sup>th</sup> Street Southwest and north across 10<sup>th</sup> Avenue Southwest and to the east and to the south. He added that the PD to the east is approved for industrial uses. The PD to the east is approved for a plant farm. The density proposed does not meet the minimum density requirements however the parcel is located in the Coastal High Hazard area. Therefore, the property qualifies for an exemption to the minimum density requirements. Mr. Grady concluded his presentation by stating that staff did not find any compatibility issues with the request and is recommending approval. Regarding condition 4, it is a standard condition that is applied to all new rezoning project within the area south of the Alafia River. With respect to the timing, one of the facilities is being constructed and the other one is expected to

be completed in the next couple of months.

Ms. Jillian Massey of the Planning Commission staff testified that the property is within the Suburban Mixed-Use-6 Future Land Use category and located in the Urban Service Area and the Ruskin and SouthShore Community Planning Areas. She stated that the request for 3 dwelling units is consistent with the surrounding development pattern. Ms. Massey described the surrounding land use categories and stated that the request is consistent with Objective 12 and Policy 12 4.1 of the Community Design Component as well as Objective 16 of the Future Land Use Element. She added that while the density does not meet the minimum density standards, the property's location within the Coastal High Hazard Area qualifies the property for development less than 75 percent of the allowable density. Ms. Massey stated that the request is consistent with the Ruskin Community Plan as it supports Goal 5 regarding the protection of the small town character. She concluded her remarks by stating that the rezoning request is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff and Ms. Silver did not have additional comments.

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

No documents were filed into the record.

### **PREFACE**

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

### **FINDINGS OF FACT**

1. The subject site is 3.156 acres in size and is zoned Planned Development (PD 16-1336). The property is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan and located in the Urban Service Area and the Ruskin Community Planning Area.
2. The purpose of the rezoning from PD to PD is to develop three (3) single-family lots.

3. A companion Minor Modification is currently being processed to remove the subject 3.156 acres from the existing PD 16-1336 zoning district.
4. No Planned Development Variations or waivers are requested.
5. The Planning Commission found the request for 3 dwelling units consistent with the surrounding development pattern. Staff stated that the proposed density does not meet the minimum density standards. However, the property located within the Coastal High Hazard Area which qualifies the property an exception for development less than 75 percent of the allowable density. Staff found the request to be consistent with Objective 12 and Policy 12 4.1 of the Community Design Component as well as Objective 16 of the Future Land Use Element. The Planning Commission staff stated that the request is consistent with the Ruskin Community Plan as it supports Goal 5 regarding the protection of the small town character. Finally, the Planning Commission found the rezoning request consistent with the Future of Hillsborough Comprehensive Plan.
6. The surrounding uses are comprised of residential development to the north, south and west and an industrial plant farm to the east.
7. The rezoning to Planned Development for three (3) dwelling units is consistent with the Comprehensive Plan and Land Development Code and serves to provide a compatible land use given the surrounding development pattern.

#### **FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

#### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.



## SUMMARY

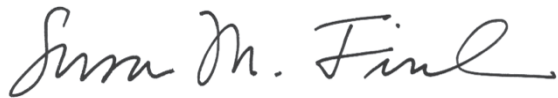
The request is to rezone 3.156 acres from PD to PD to permit a maximum of 3 dwelling units. A companion Minor Modification is currently being processed to remove the subject 3.156 acres from the existing PD 16-1336 zoning district. No Planned Development Variations or waivers are requested.

The Planning Commission found the request does not meet the minimum density requirement however the parcel qualifies for an exception due to its location within the Coastal High Hazard Area. The Planning Commission found the rezoning request compatible with the surrounding land uses and consistent with both the Ruskin Community Plan and the Future of Hillsborough Comprehensive Plan.

The rezoning to Planned Development for 3 dwelling units is consistent with the Comprehensive Plan and the Land Development Code and serves to provide a compatible land use in the area.

## RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

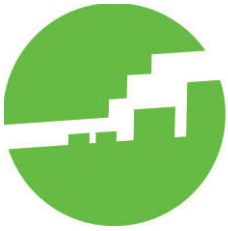


April 4, 2022

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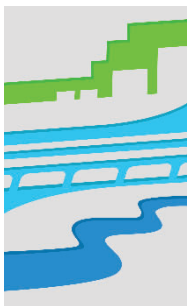
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> March 14, 2022	<b>Petition: PD 21-1231</b>
<b>Report Prepared:</b> March 2, 2022	<b>1112 Southwest 10th Street</b>  <i>Southeast corner of 10th Street SW and 10th Avenue SW</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Suburban Mixed Use-6 (6 du/ga;0.35 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	Ruskin, Southshore
<b>Rezoning Request:</b>	Rezone 3.156 acres of Planned Development (PD 16-1337) to PD to develop three single family residential lots
<b>Parcel Size (Approx.):</b>	3.156 +/- acres (137, 461 square feet)
<b>Street Functional Classification:</b>	10th Street SW – <b>County Collector</b> 10th Avenue SW – <b>Local Roadway</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	This site is located within Evacuation Zones A & B



## **Context**

- The subject site is located on approximately 3.156 acres at the southeast corner of 10th Street SW and 10th Avenue SW. The subject property is within the Urban Service Area (USA) and within the limits of the Ruskin and Southshore Community Plans.
- The site has a Future Land Use designation of Suburban Mixed Use-6 (SMU-6) with typical uses such as residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose, and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood commercial uses shall meet locational criteria or be part of a larger mixed use planned development. Office uses are not subject to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by Residential-6 (RES-6) to the north and west, and SMU-6 and Light Industrial (LI) to the east and south.
- The subject site is developed with a light industrial use and a daycare and is zoned Planned Development (PD). There is Residential, Single-Family Conventional-6 (RSC-6) zoning to the north and west, Commercial General (CG) zoning and Manufacturing (M) to the south and Commercial Intensive (CI), M and PD zoning to the east. To the northeast is CG, CI and Residential - Multi-Family Conventional (RMC-9) zoning.
- The site is surrounded by light industrial, multifamily, agricultural, and single-family residential uses.
- The site is in the Coastal High Hazard Area (CHHA).
- The applicant requests to remove 3.156 acres from the existing PD (16-1337) and rezone it to a new, separate PD to develop three single family residential lots.

## **Compliance with Comprehensive Plan:**

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for a consistency finding.

### **Future Land Use Element (FLUE)**

#### ***Urban Service Area***

***Objective 1:*** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

#### ***Policy 1.2: Minimum Density***

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

*Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

**Policy 1.3:**

*Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:*

- *Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;*
- *Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*
- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in the Coastal High Hazard Area.*
- *The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots*

**Policy 1.4:** *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor, and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

**Relationship to Land Development Regulations**

**Policy 9.2:** *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

**Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

**Policy 16.1:** *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*



- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

**Policy 16.2:** *Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering, and screening techniques and control of specific land uses.*

**Policy 16.3:** *Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) *the creation of like uses; or*
- b) *creation of complementary uses; or*
- c) *mitigation of adverse impacts; and*
- d) *transportation/pedestrian connections*

**Policy 16.7:** *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

**Policy 16.8:** *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

**Policy 16.10:** *Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.*

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

## **Coastal Management Element (CME)**

**Policy 6.2:** *New development within the coastal high hazard area shall continue to be subject to the applicable site plan review process. As a component of the review process, the property owner shall provide adequate data to assess the impacts of the proposed development upon existing infrastructure within the coastal high hazard area, as well as level of service standards*

*established for shelter capacity and clearance times.*

**Policy 6.3:** *New development and substantial expansions of existing uses within the coastal high hazard area, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:*

- 1. Commercial or industrial development on more than five acres of land; and*
- 2. Residential subdivision development requiring platting.*

## **Livable Communities Element (LCE)**

### **Ruskin Community Plan**

**Goal 5:** *Provide for a diversity of home styles and types while protecting Ruskin's small town character.*

### **Southshore Community Plan**

- 4. Maintain housing opportunities for all income groups.*
  - a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element*

### **Staff Analysis of Goals Objectives and Policies:**

The subject site is located on approximately 3.156 acres at the southeast corner of 10th Street Southwest and 10th Avenue Southwest. The subject site is in the Urban Service Area (USA) and within the limits of the Ruskin & Southshore Community Plans. The applicant requests to remove 3.156 acres on the western side from the existing 49 acre PD (16-1337) and rezone it to a new, separate PD to develop three single family residential lots.

The subject site is designated as Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. The intent of the SMU-6 Future Land Use category is urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

The applicant requests to develop three single family residential lots. They are proposing lot sizes that are consistent with existing single-family developments immediately north, west, and south of the site. In addition, the proposal includes a 30-foot buffer and fencing along the eastern boundary to provide for screening from the light industrial use. The site is surrounded by light industrial, multifamily, agricultural, and single-family residential uses. The proposed density of under one acre per dwelling unit is consistent with the surrounding residential densities, therefore the proposal meets Policy 1.4 of the FLUE. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Objective 16, and Policies 16.1, 16.2, 16.3, 16.8, and 16.10 of the FLUE.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. The proposed Planned Development does not meet the minimum density required (4 du/ga) for properties within the Urban Service Area, however,

the site is entirely located in the Coastal High Hazard Area and meets the criteria that allows for less than 75% of the allowable maximum density. The proposed density is approximately 1 dwelling units per gross acre, with lot sizes comparable to the one that surround them. The proposal is consistent with Policies 1.2 and 1.3 of the FLUE.

The applicant is proposing an internal shared driveway, providing access to each of the three residential lots. The existing sidewalks along the north and west project boundaries are proposed to remain. The proposal meets the intent of FLUE Policy 16.7.

The request is consistent with several goals found in the Ruskin and Southshore Community Plans. It provides three single-family lots that are consistent with existing development in the surrounding area, which supports Ruskin's goal five of protecting its small town character, and Southshore's goal four of maintaining housing opportunities for all income groups.

Overall, staff finds that the proposed use and density would facilitate growth within the Urban Service Area and supports the vision of the Ruskin and Southshore Community Plans. The Planned Development would allow for residential development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Florida*. The request is compatible with the existing development pattern found within the surrounding area.

#### **Recommendation**

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Florida*, subject to conditions proposed by the Department of Development Services.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-1231

Rezonin ggs  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

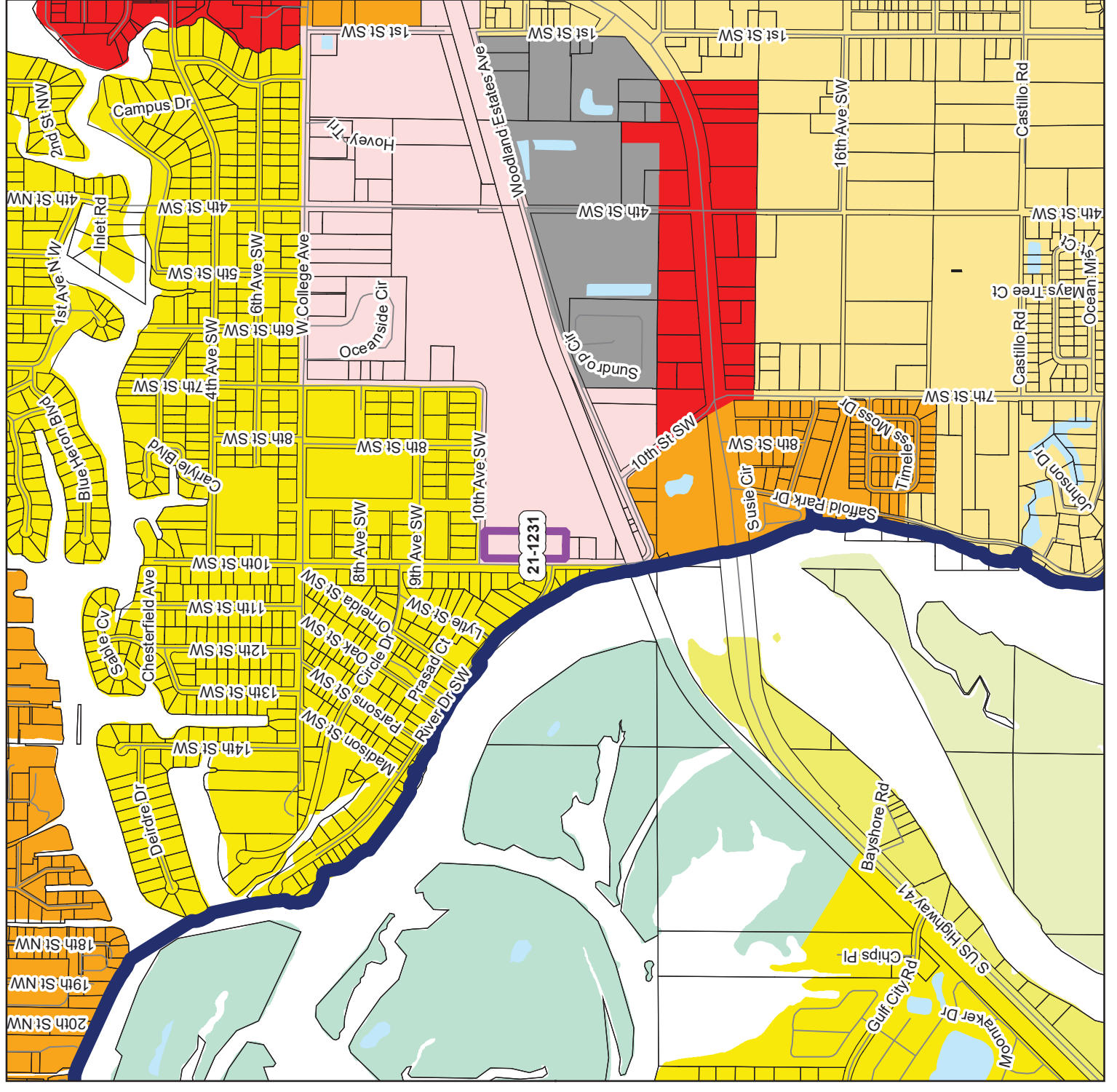
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- warm NATURAL/LULUC\_Wet\_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-110 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ES TATE-12.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonin g boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for informational purposes only. It is not intended to be used for any other purpose without specific approval of the Hillsborough County City/County Planning Commission.  
ACCURACY: It is intended that the map be used for informational purposes only. The map is not intended to be used for any other purpose without specific approval of the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 2/5/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HillCo\Reg\_HillRezoning\_Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**





**Hillsborough  
County Florida**

**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Mitusina Woods

Zoning File: RZ-PD (21-1231) Modification: PRS (22-0153)

Atlas Page: None Submitted: 04/19/22

To Planner for Review: 04/19/22 Date Due: ASAP

Contact Person: Constance D. Silver Phone: (407)488-9456/csilver@tri3-eng.com

Right-Of-Way or Land Required for Dedication: Yes  No

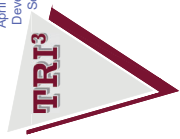
The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: J. Brian Grady Date: 04/20/22

Date Agent/Owner notified of Disapproval: \_\_\_\_\_





**Civil Engineering  
Design Studio, Inc.**  
Longwood, Florida 32752-0062  
PHONE: 407.488.9456 FAX: 407.641.9993  
CERTIFICATE OF AUTHORIZATION # 28332

**MITUSINA  
WOODS**

Rubin's Florida  
ENGINEER'S SEAL

CONSTANCE D. SILVER, P.E., LEED AP  
FLORIDA LICENSE #6482

ISSUED:	DATE
HELLSBOROUGH COUNTY	08/08/21
HELLSBOROUGH COUNTY	08/08/21
HELLSBOROUGH COUNTY	08/08/21

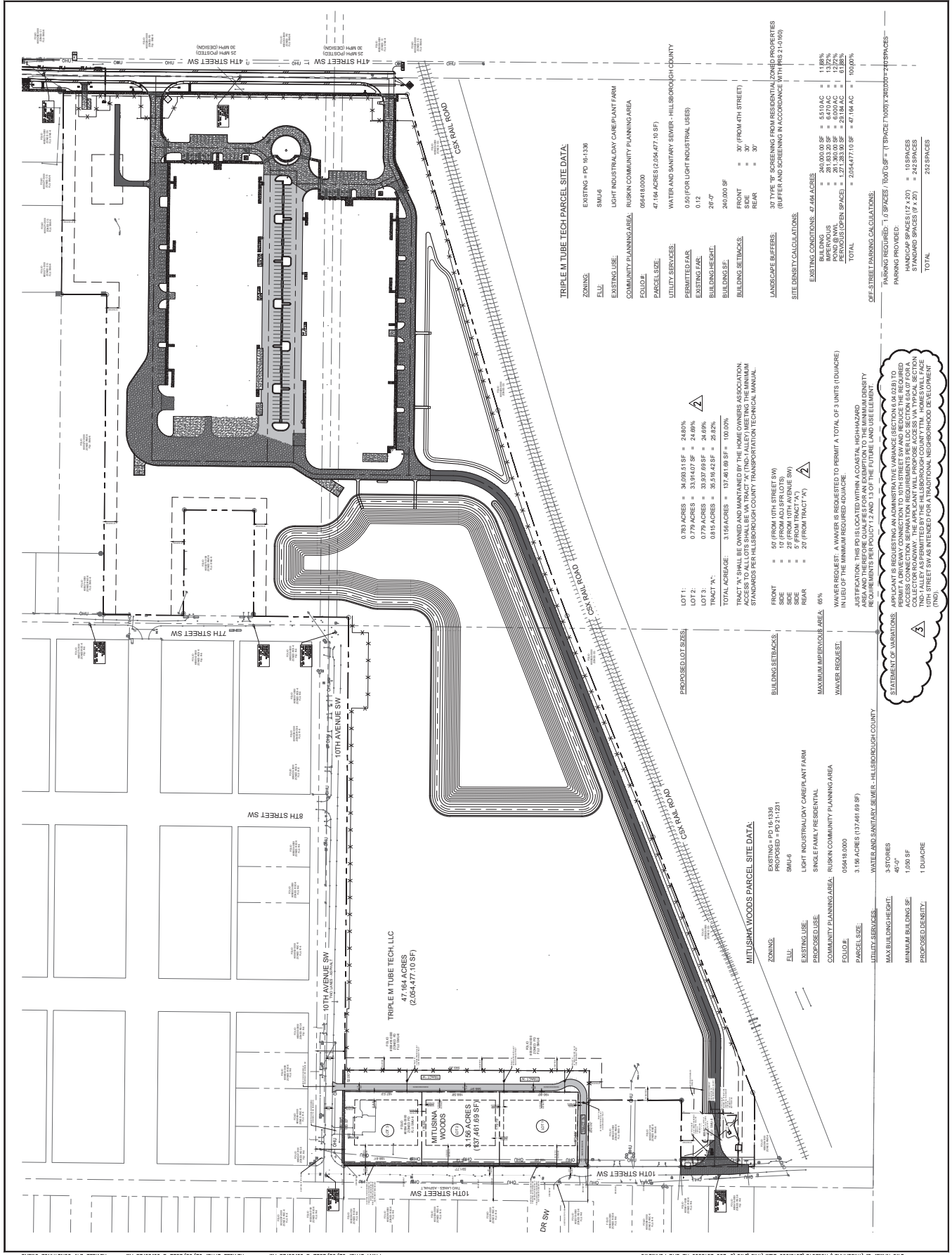
TRV#	DATE	DESCRIPTION
1	1/01/21	HELLSBOROUGH COUNTY
2	01/27/21	HELLSBOROUGH COUNTY
3	03/08/21	HELLSBOROUGH COUNTY

**PROPOSED  
GENERAL  
DEVELOPMENT  
PLAN**

Sheet Title

JOB NO.	2016.009
DATE	01/20/21
DESIGN	CAO
DRAWN	JSY
CHECKED	CAO

**C-200**



**TRIPLE M TUBE TECH PARCEL SITE DATA:**

ZONING: EXISTING = PD 16-139  
 ELLI: SM1-4S  
 EXISTING USE: LIGHT INDUSTRIAL CARE/PLANT FARM  
 COMMUNITY PLANNING AREA: RUSKIN COMMUNITY PLANNING AREA  
 FOLIO: 06418/000  
 PARCEL SIZE: 47.164 ACRES (2,054,477.10 SF)  
 UTILITY SERVICES: WATER AND SANITARY SEWER - HELLSBOROUGH COUNTY  
 PERMITTED FAR: 0.50 (FOR LIGHT INDUSTRIAL USES)  
 EXISTING FAR: 0.12  
 BUILDING HEIGHT: 26' 0"  
 BUILDING SET: 240,000 SF  
 BUILDING SETBACKS: FRONT = 30' (FROM 4TH STREET)  
 REAR = 30'

LOT 1: 0.793 ACRES = 34,093.51 SF = 24.80%  
 LOT 2: 0.779 ACRES = 33,914.07 SF = 24.69%  
 LOT 3: 0.779 ACRES = 33,937.08 SF = 24.69%  
 TRACT "A": 0.919 ACRES = 39,914.62 SF = 28.82%  
 TOTAL ACREAGE: 3.156 ACRES = 137,461.69 SF = 100.00%

TRACT "A" SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MINIMUM STANDARDS PER HELLSBOROUGH COUNTY TRANSPORTATION TECHNICAL MANUAL.

FRONT = 50' FROM 10TH STREET SW  
 SIDE = 20' FROM 10TH AVENUE SW  
 REAR = 20' FROM TRACT "A"  
 MAXIMUM IMPERVIOUS AREA: 65%

WATER REQUIREMENT: A WATER MAIN IS REQUIRED TO PERMIT A TOTAL OF 5 UNITS (DUAL-USE) IN LIEU OF THE ANNUAL REQUIRED ADVANCE.  
 JUSTIFICATION: THIS PROJECT IS LOCATED WITHIN A COASTAL HIGH-HAZARD AREA AND THEREFORE QUALIFIES FOR AN EXCEPTION TO THE MINIMUM DENSITY REQUIREMENTS PER PARCT 17 AND 17.01 OF THE FUTURE LAND USE ELEMENT.

STATEMENT OF INTENT: THE PROJECT IS INTENDED FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENT. ACCESS CONNECTION SEPARATION REQUIREMENTS PER LOC SECTION 84.07 FOR A TRUCK TRAILER AS PERMITTED BY THE HELLSBOROUGH COUNTY TDM. HOME SWALL FACE TRUCK TRAILER AS PERMITTED BY THE HELLSBOROUGH COUNTY TDM. HOME SWALL FACE TRUCK TRAILER AS PERMITTED BY THE HELLSBOROUGH COUNTY TDM. HOME SWALL FACE TRUCK TRAILER AS PERMITTED BY THE HELLSBOROUGH COUNTY TDM.

**MITUSINA WOODS PARCEL SITE DATA:**

ZONING: EXISTING = PD 16-139  
 PROPOSED = PD 16-139  
 ELLI: SM1-4S  
 EXISTING USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: LIGHT INDUSTRIAL CARE/PLANT FARM  
 COMMUNITY PLANNING AREA: RUSKIN COMMUNITY PLANNING AREA  
 FOLIO: 06418/000  
 PARCEL SIZE: 3.156 ACRES (137,461.69 SF)  
 UTILITY SERVICES: WATER AND SANITARY SEWER - HELLSBOROUGH COUNTY  
 MAX BUILDING HEIGHT: 2-STORIES  
 MINIMUM BUILDING SET: 1.000 SF  
 PROPOSED DENSITY: 1 DU/ACRE

FRONT = 50' FROM 10TH STREET SW  
 SIDE = 20' FROM 10TH AVENUE SW  
 REAR = 20' FROM TRACT "A"

WATER REQUIREMENT: A WATER MAIN IS REQUIRED TO PERMIT A TOTAL OF 5 UNITS (DUAL-USE) IN LIEU OF THE ANNUAL REQUIRED ADVANCE.

JUSTIFICATION: THIS PROJECT IS LOCATED WITHIN A COASTAL HIGH-HAZARD AREA AND THEREFORE QUALIFIES FOR AN EXCEPTION TO THE MINIMUM DENSITY REQUIREMENTS PER PARCT 17 AND 17.01 OF THE FUTURE LAND USE ELEMENT.

STATEMENT OF INTENT: THE PROJECT IS INTENDED FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENT. ACCESS CONNECTION SEPARATION REQUIREMENTS PER LOC SECTION 84.07 FOR A TRUCK TRAILER AS PERMITTED BY THE HELLSBOROUGH COUNTY TDM. HOME SWALL FACE TRUCK TRAILER AS PERMITTED BY THE HELLSBOROUGH COUNTY TDM. HOME SWALL FACE TRUCK TRAILER AS PERMITTED BY THE HELLSBOROUGH COUNTY TDM.

**LANDSCAPE BUFFERS:**

30' TYPE "B" SCREENING FROM RESIDENTIAL ZONED PROPERTIES (UPPER AND SCREENING IN ACCORDANCE WITH PRC 21-10.06)

**SITE DENSITY CALCULATIONS:**

EXISTING CONDITIONS: 47.164 ACRES  
 BUILDING: 240,000.00 SF = 5.510 AC = 11.88%  
 IMPERVIOUS: 28,100.00 SF = 6.670 AC = 13.72%  
 PERVIOUS (OPEN SPACE): 171,283.30 SF = 39.184 AC = 81.88%  
 TOTAL: 2,054,477.10 SF = 47.164 AC = 100.00%

**OFF-STREET PARKING CALCULATIONS:**

PARKING PROVIDED: 1.0 SPACES / 1,000 G.S.F. (1" SPACE / 1,000' 2,000' 240 SPACES)  
 HANDBICAP SPACES (1% 20') = 18 SPACES  
 STANDARD SPACES (1% 25') = 45 SPACES  
 TOTAL = 253 SPACES





# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/31/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Ruskin/South

PETITION NO: RZ 21-1231

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a rezoning of a +/- 3.16-acre portion of a larger parent parcel zoned Planned Development (PD 16-1336) to a separate Planned Development zoning district to develop 3 single family homes. The larger existing PD zoning allow is approved for up to 600,000 sq. ft. of light manufacturing, processing and assembly uses with limited accessory uses on +/-50.32 acres. To remove the +/- 3.16-acre subject property from the existing PD zoning, a separate request for Minor Modification (PRS 22-0153) to PD 16-1336 is being concurrently processed.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared an analysis of the potential trips, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing zoning designation utilizing a generalized worst-case scenario for informational purposes.

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 3 Single Family Detached Dwelling Units (ITE LUC 210)	28	2	3

The proposed rezoning is anticipated to increase the number of trips potentially generated by development of the subject parcel by 28 daily trips, 2 AM peak hour trips and 3 PM peak hour trips.

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

10th St. SW is a 2-lane, undivided, substandard, unregulated collector roadway characterized by +/- 20-feet of pavement in average condition, lying within +/- 83 ft. of right-of-way. There are no sidewalks or bicycle facilities along 10th St. SW.

10th Ave. SW is a 2-lane, undivided, substandard, local roadway characterized by +/- 16-feet of pavement in average condition, lying within +/- 69 ft. of right-of-way. There are no sidewalks or bicycle facilities along 10th St. Ave. SW.

While 10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW are substandard roadways; by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

#### **SITE ACCESS AND CONNECTIVITY**

The proposed residential lots front 10<sup>th</sup> St. SW. Pursuant to the Access Provisions in Sec. 6.02.01. G. of the LDC, residential lots in subdivisions shall front on and have direct access to local, interior streets only and may not take direct access to collector roadways via individual driveway connections. As such the applicant has designed the residential lots to take access from the rear via a proposed private alley consistent with the County Transportation Technical Manual TND-1 alley typical section. The alley will connect to 10<sup>th</sup> St. SW to the north and 10<sup>th</sup> Ave. SW to the west. Although the trip generation does not meet the threshold for a second access connection, the applicant is required to build a second access to allow for connectivity between 10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW. The connection on 10<sup>th</sup> St SW generally aligns with the residential driveway on the opposite side of the road serving folio#32318 and the connection on 10<sup>th</sup> Ave. SW will be required to meet the 10ft minimum separation from other existing driveways.

An existing nonconforming driveway connecting to 10<sup>th</sup> Ave. SW is denoted to be removed on the PD site plan. Also, new sidewalks to be constructed along the project frontage on 10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW at the time of development, consistent with the LDC, are identified on the PD site plan.

#### **ROADWAY LEVEL OF SERVICE**

10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW are not regulated roadways.

Transportation Comment Sheet

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
10th St. SW	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
10th Ave. SW	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	N/A	N/A	N/A
Proposed	28	2	3
Difference (+/-)	+28	+2	+3

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

Notes: Vehicular access will be provided by a two-way alley connecting between 10<sup>th</sup> St. SW and 10<sup>th</sup> Ave. SW. Pedestrian access from each of the single-family homes will be to 10<sup>th</sup> St. SW.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn “Gwen” W. Myers  
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 Stacy White



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 Rick Muratti, Esq. LEGAL DEPT  
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 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> November 15, 2021</p> <p><b>PETITION NO.:</b> 21-1231</p> <p><b>EPC REVIEWER:</b> Abbie Weeks</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1101</p> <p><b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a></p>	<p><b>COMMENT DATE:</b> September 24, 2021</p> <p><b>PROPERTY ADDRESS:</b> 1112 10th St SW, 912 SW 7th Street, 910 10th Street Dr, Ruskin</p> <p><b>FOLIO #:</b> 055275.0000, 055298.0000, 056418.0000, 056418.0100, 056418.0200</p> <p><b>STR:</b> 07-32S-19E</p>
<p><b>REQUESTED ZONING:</b> Modification to PD to permit 3 SFR lots</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>NO</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>8/18/2016</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>N/A</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>Remaining onsite Fishponds previously determined to qualify for EPC Noticed Exemption</p>
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters (OSW) pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters, except the OSWs previously determined to qualify for EPC Noticed Exemption, exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

aow/

cc: [csilver@tri3-eng.com](mailto:csilver@tri3-eng.com)



**NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.**

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**TO:** Zoning Review, Development Services

**DATE:** 12/21/2021

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Triple M Tube Tech, LLC

**PETITION NO:** 21-1231

**LOCATION:** 1112 SW 10th St, Ruskin

**FOLIO NO:** 56418.0000

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**Estimated Fees:**

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)

Mobility: \$8,265.00 \* 3 units = \$24,795.00

Parks: \$2,145.00 \* 3 units = \$ 6,435.00

School: \$8,227.00 \* 3 units = \$24,681.00

Fire: \$335.00 \* 3 units = \$ 1,005.00

Total Single Family Detached = \$56,916.00

**Project Summary/Description:**

Urban Mobility, South Park/Fire - 3 Single Family Units.

\*\*\*revised fees estimated based on Jan 1, 2022 schedule\*\*\*



**WATER RESOURCE SERVICES  
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

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PETITION NO.: PD21-1231      REVIEWED BY: John McCary      DATE: 9/10/2021

FOLIO NO.: 56418.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A 12 inch water main exists  (adjacent to the site),  (approximately 60 feet from the site) and is located within the west Right-of-Way of 10<sup>th</sup> Street SW. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include two funded CIP projects that are currently under construction, C32001 - South County Potable Water Repump Station Expansion and C32011 - Potable Water In-Line Booster Pump Station, and will need to be completed by the County prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A 3 inch wastewater low pressure force main exists  (adjacent to the site),  (approximately     feet from the site) and is located within the east Right-of-Way of 10<sup>th</sup> Street SW. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
  
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

## Statement of Record

The South County service area (generally south of the Alafia River) has seen significant customer growth over the recent past. As new customers are added to the system there is an increased demand for potable water that is causing delivery issues during certain periods of the year. The greatest demand for water occurs during the spring dry season, generally the months of March through May. During the dry season of 2021 the Water Resources Department was challenged to deliver water to the southern portions of the service area to meet customer expectations for pressure and flow. While Levels of Service per the Comprehensive Plan were met, customers complained of very low pressure during early morning hours. Efforts to increase flow and pressure to the south resulted in unacceptably high pressures in the north portions of the service area. The Florida Plumbing Code limits household pressure to 80 psi to prevent damage to plumbing and possible injury due to system failure. The Department had to balance the operational challenges of customer demand in the south with over pressurization in the north, and as a result, water pressure and flow in the South County service area remained unsatisfactory during the dry period of 2021.

As a result of demand challenges, the Department initiated several projects to improve pressure and flow to the south area. Two projects currently under construction CIP C32001 - South County Potable Water Repump Station Expansion and CIP C32011 - Potable Water In-Line Booster Pump will increase the delivery pressure to customers.

These projects are scheduled to be completed and operational prior to the 2022 dry season, and must demonstrate improved water delivery through the highest demand periods before additional connections to the system can be recommended.

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 25 August 2021**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: Constance Silver**

**PETITION NO: RZ-PD 21-1231**

**LOCATION: 112 SW 10<sup>th</sup> St., Ruskin, FL 33570**

**FOLIO NO: 56418.0000**

**SEC: 07 TWN: 32 RNG: 19**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.



**VERBATIM  
TRANSCRIPT**





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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
March 14, 2022  
ZONING HEARING MASTER: SUSAN FINCH

D3:

Application Number: RZ-PD 21-1231  
Applicant: Triple M. Tube Tech, LLC  
Location: SE corner of 10th Ave. SW &  
10th St. SW  
Folio Number: 056418.0000  
Acreage: 49.1 acres, more or less  
Comprehensive Plan: SMU-6  
Service Area: Urban  
Existing Zoning: PD 16-1336  
Request: Rezone to Planned Development

1 MR. GRADY: The next item on the agenda is  
2 agenda item D-3. It's Rezoning-PD 21-1231. The  
3 applicant is Triple M Tube Tech, LLC. The request  
4 is for a rezoning from PD to Planned Development.

5 I will provide staff recommendation after  
6 presentation by the applicant.

7 HEARING MASTER FINCH: All right. Is the  
8 applicant here? Good evening. Start by giving us  
9 your name and address, please.

10 MS. SILVER: My name is Constance Silver.  
11 I'm at 1220 Commerce Park Drive, Suite 203C,  
12 Longwood, Florida 32779.

13 HEARING MASTER FINCH: Thank you. Please  
14 proceed. If you have graphics, there is a  
15 microphone there. You can use that one to talk off  
16 your graphic. You just need to turn on the  
17 microphone.

18 MS. SILVER: I'm going to be real quick.

19 HEARING MASTER FINCH: Okay.

20 MS. SILVER: I'm here representing Triple M  
21 Tube Tech, who's the applicant. The current zoning  
22 of the property is PD. It's approximately 50 acres  
23 in size, and the applicant is proposing to rezone  
24 3.156 acres of land, which lies at the southeast  
25 corner of 10th Street Southwest and 10th Avenue

1 Southwest, to PD to permit three single-family  
2 residential units, detached units.

3 Currently, we have a minor mod application  
4 in with the County to remove that 3.156 acres from  
5 the parent tract. A -- we are in agreement with  
6 all the staff conditions of approval, but we're  
7 concerned with condition No. 4, which states that  
8 no building permits will be issued until the  
9 County's funded CIP project, which includes  
10 improvements to the County's water distribution  
11 system is completed.

12 So I'm just wondering how long that project  
13 is going to take. If the County would consider  
14 holding the CO of the building permit until those  
15 projects are completed.

16 HEARING MASTER FINCH: That is a condition  
17 that is proposed with all new projects in a certain  
18 geographical area so when it becomes the staff's  
19 time in this process, we'll have them address that  
20 issue.

21 MS. SILVER: Okay. So I'm just here to  
22 answer any questions.

23 HEARING MASTER FINCH: I don't have any at  
24 this time. Thank you. If you could sign in with  
25 the clerk's office, please.

1                   Development Services.

2                   MR. GRADY: Brian Grady, Hillsborough County  
3                   Development Services.

4                   The applicant requests to rezone subject  
5                   property from Planned Development to a PD to allow  
6                   three single-family lots. The parcels being  
7                   rezoned out of PD 16-1336 and a companion minor  
8                   modification known as personal appearance  
9                   application has been filed to amend PD 16-1336 to  
10                  remove the 3.156 acre parcel from the PD.

11                  The lot sizes are three units for -- will  
12                  range between 33,000 and 36,000 square feet. The  
13                  single-family lots uses are located immediately --  
14                  immediate west across 10th Street Southwest and  
15                  north across 10th Avenue Southwest and to the east  
16                  and to the south.

17                  The lot sizes for the 33 lots are larger  
18                  than existing single-family lots to the north,  
19                  west, and south.

20                  The PD to the east is approved for  
21                  industrial uses. However, the area to the  
22                  immediate east is approved for within the PD for a  
23                  plant farm.

24                  The density of the project is one unit per  
25                  acre and does not meet minimum density requirements

1 of the Comprehensive Plan; however, as for the  
2 Planning Commission, the parcel is in the Coastal  
3 High-Hazard area. Therefore, it qualifies for  
4 exemption to the minimum density requirements.

5 Staff did not find any compatibility issues  
6 with the request and is recommending approval  
7 subject to conditions regarding Condition 4. As  
8 you stated, Madam Hearing Officer, that is a  
9 standard condition that's being applied to all new  
10 rezoning projects within the area south of the  
11 Alafia River.

12 With respect to the timing, it's my  
13 understanding that there -- I think one of the  
14 facilities is being constructed and the other one  
15 expect to be completed in the next couple of  
16 months.

17 So, again, what this condition would allow  
18 them to go through the subdivision process, and it  
19 just would not allow for issuance of any building  
20 permits until such time as those two are completed.  
21 But again, this condition is being applied to all  
22 projects south of the Alafia River.

23 HEARING MASTER FINCH: All right. Thank you  
24 for that. I appreciate it.

25 Planning Commission.

1 MS. MASSEY: Hi. This is Jillian Massey  
2 with Planning Commission.

3 Subject property is located in the Suburban  
4 Mixed-Use-6 Future Land Use area. It's in the  
5 Urban Service Area and located within the Ruskin  
6 and Southshore community plans.

7 The applicant requests to develop three  
8 single-family residential lots or proposing lot  
9 sizes that are consistent with the existing  
10 single-family development immediately north, west,  
11 and south of the site.

12 In addition, the proposal includes a 30-foot  
13 buffer and fencing along the eastern boundary to  
14 provide screening for the Light Industrial use.

15 The site is surrounded by Light Industrial,  
16 Multifamily, Agricultural, and Single-Family  
17 Residential uses. The proposed density of under  
18 1 acre per dwelling unit is consistent with the  
19 surrounding residential densities and, therefore,  
20 meets Policy 1.4 of the Future Land Use Element.

21 The application is also consistent with  
22 Objective 12 and Policy 12-4.1 of the Community  
23 Design Component as well as Objective 16 and its  
24 associated policies of the Future Land Use Element.

25 The subject property is in the Urban Service



1 Area where 80 percent or more of growth is to be  
2 directed to the Comprehensive Plan. The proposal  
3 meets the intent of Objective 1 by providing growth  
4 in the Urban Service Area.

5 As Mr. Grady mentioned, the proposed Planned  
6 Development does not meet the minimum density  
7 required for properties in the Urban Service Area.  
8 However, the site's located entirely in the Coastal  
9 High-Hazard Area and meets the criteria that allows  
10 for less than 75 percent of the allowable mass of  
11 density.

12 The proposed density is approximately one  
13 dwelling unit per gross acre with lot sizes  
14 comparable to the residents around them.  
15 Therefore, the proposal is consistent with  
16 Policy 1.2 and 1.3 of the Future Land Use Element.

17 Finally, the request is consistent with  
18 several goals found in the Ruskin and Southshore  
19 community plans. It provides 30 single-family lots  
20 that are consistent with the existing development  
21 in the surrounding area which supports Ruskin's  
22 Goal 5 of protecting its small town character and  
23 Southshore's Goal 4 of maintaining housing  
24 opportunities for all (unintelligible).

25 And based upon those considerations, the

1 Planning Commission staff finds the proposed  
2 Planned Development consistent with the Future of  
3 Hillsborough Comprehensive Plan for unincorporated  
4 Hillsborough County.

5 HEARING MASTER FINCH: Thank you. I  
6 appreciate it.

7 Is there anyone in the room or online that  
8 wants to speak in support?

9 Seeing no one, anyone in opposition? Nope.

10 All right. Mr. Grady, anything else?

11 MR. GRADY: Nothing further.

12 HEARING MASTER FINCH: All right. We'll  
13 go -- ma'am, you have the last word, if you'd like  
14 it. You don't have to take it. Thank you.

15 Then with that, we'll close Rezoning 21-1231  
16 and go to the next case.

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1 Hearing Master Hearing.

2 Item A-8, Rezoning-PD 21-1231. This  
3 application is out of order to be heard and is  
4 being continued to March 14, 2022, Zoning Hearing  
5 Master Hearing.

6 Item A-9, Major Mod Application 21-1270.  
7 This application is being continued by the  
8 applicant to the March 14, 2022, Zoning Hearing  
9 Master Hearing.

10 Item A-10, Rezoning-PD 21-1321. This  
11 application is being continued by staff to the  
12 March 14, 2022, Zoning Hearing Master Hearing.

13 Item A-11, Rezoning-PD 21-1330. This  
14 application is being continued by the applicant to  
15 the May 16, 2022, Zoning Hearing Master Hearing.

16 Item A-12, Rezoning-PD 21-1332. This  
17 application is being continued by the applicant to  
18 the March 14, 2022, Zoning Hearing Master Hearing.

19 Item A-13, Major Mod Application 21-1334.  
20 This application is out of order to be heard and is  
21 being continued to the March 14, 2022, Zoning  
22 Hearing Master Hearing.

23 Item A-14, Rezoning-PD 21-1337. This  
24 application is being continued by the applicant to  
25 the March 14, 2022, Zoning Hearing Master Hearing.



1           Item A-5, Rezoning-PD 21-0647. This  
2 application is being withdrawn by the building  
3 administrator in accordance with LDC Section  
4 10.03.02.C.2.

5           Item A-6, Rezoning-PD 21-0863. This  
6 application is being continued by the applicant to  
7 the February 14th, 2022, Zoning Hearing Master  
8 Hearing.

9           Item A-7, Rezoning-PD 21-0959. This  
10 application is being continued by the applicant to  
11 the February 14th, 2022, Zoning Hearing Master  
12 Hearing.

13           Item A-8, Major Mod Application 21-0963.  
14 This application is out of order to be heard and is  
15 being continued to the February 14th, 2022, Zoning  
16 Hearing Master Hearing.

17           Item A-9, Major Mod Application 21-1106.  
18 This application is being continued by the  
19 applicant to the February 14th, 2022, Zoning  
20 Hearing Master Hearing.

21           Item A-10, Major Mod Application 21-1108.  
22 This application is out of order to be heard and is  
23 being continued to the February 14, 2022, Zoning  
24 Hearing Master Hearing.

25           Item A-11, Rezoning-PD 21-1231. This



1 application is out of order to be heard and is  
2 being continued to the February 14th, 2022, Zoning  
3 Hearing Master Hearing.

4 Item A-12, Major Mod Application 21-1270.  
5 This application is out of order to be heard and is  
6 being continued to the February 14th, 2022, Zoning  
7 Hearing Master Hearing.

8 Item A-13, Rezoning-PD 21-1321. This  
9 application is out of order to be heard and is  
10 being continued to February 14th, 2022, Zoning  
11 Hearing Master Hearing.

12 Item A-14, Rezoning-PD 21-1329. This  
13 application is out of order to be heard and is  
14 being continued to the February 14th, 2022, Zoning  
15 Hearing Master Hearing.

16 Item A-15, Major Mod Application 21-1334.  
17 This application is being continued by the  
18 applicant to the February 14th, 2022, Zoning  
19 Hearing Master Hearing.

20 Item A-16, Rezoning-PD 21-1335. This  
21 application is out of order to be heard and is  
22 being continued to the February 14th, 2022, Zoning  
23 Hearing Master.

24 Item A-17, we did as part of the changes and  
25 that's a continuance RZ-PD 21-1337. The applicant

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )
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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, December 13, 2021

TIME: Commencing at 6:00 p.m.  
Concluding at 10:10 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

1 Hearing Master Hearing.

2 Item A-14, Rezoning-PD 21-1042. This  
3 application is being continued by the applicant to  
4 the January 18, 2022, Zoning Hearing Master  
5 Hearing.

6 Item A-15, Major Mod Application 21-1106.  
7 This application is being continued by the  
8 applicant to the January 18, 2022, Zoning Hearing  
9 Master Hearing.

10 Item A-16, Major Mod Application 21-1108.  
11 This application is being continued by the  
12 applicant to the January 18, 2022, Zoning Hearing  
13 Master Hearing.

14 Item A-17, Major Mod Application 21-1226.  
15 This application is being continued by the  
16 applicant to the January 18, 2022, Zoning Hearing  
17 Master Hearing.

18 Item A-18, Rezoning-PD 21-1231. This  
19 application is being continued by staff to the  
20 January 18, 2022, Zoning Hearing Master Hearing.

21 Item A-19, Major Mod Application 21-1270.  
22 This application is out of order to be heard and is  
23 being continued to the January 18, 2022, Zoning  
24 Hearing Master Hearing.

25 Item A-20, Rezoning-PD 21-1321. This



1 Hearing Master process.

2 Item A-22, Major Mod Application 21-1226.

3 This application is out of order to be heard and is  
4 being continued to the December 13, 2021, Zoning  
5 Hearing Master Hearing.

6 Item A-23, Rezoning-PD 21-1231. This  
7 application is out of order to be heard and is  
8 being continued to the December 13, 2021, Zoning  
9 Hearing Master Hearing.

10 Item A-24, Rezoning-PD 21-1235. This  
11 application is out of order to be heard and is  
12 being continued to the December 13, 2021, Zoning  
13 Hearing Master Hearing.

14 Item A-25, Rezoning-PD 21-1340. This  
15 application is being continued by the applicant to  
16 the December 13, 2021, Zoning Hearing Master  
17 Hearing.

18 And item A-26, Rezoning-Standard 21-1349.  
19 This application is being withdrawn from the Zoning  
20 Hearing Master process.

21 That concludes all withdrawals and  
22 continuances.

23 HEARING MASTER FINCH: All right. Thank you  
24 so much, Mr. Grady. I appreciate it.

25 Let me start by going over our hearing



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**



**NONE**



**PARTY OF  
RECORD**

## Rome, Ashley

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**From:** donna makinson <campshady@yahoo.com>  
**Sent:** Monday, February 7, 2022 11:39 AM  
**To:** Timoteo, Rosalina  
**Cc:** Gran, Stephen; Rome, Ashley; Norris, Marylou  
**Subject:** Re: RZ-PD 21-1231

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Can you please add my name to speak at this hearing, thank you Donna AllenMakinson

[Sent from Yahoo Mail for iPhone](#)

On Thursday, January 13, 2022, 10:29 AM, Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG> wrote:

Good day:

This application was continued to 02/14/22 ZHM @ 6:00 pm.

Thank you,

**Rosa Timoteo**

**Senior Planning & Zoning Technician**

Development Services Dept.

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**C:** (813) 244-3956

**P:** (813) 307-1752

**E:** [timoteor@hillsboroughcounty.org](mailto:timoteor@hillsboroughcounty.org)

**W:** [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

**From:** donna makinson <[campshady@yahoo.com](mailto:campshady@yahoo.com)>  
**Sent:** Thursday, January 13, 2022 10:22 AM  
**To:** Norris, Marylou <[NorrisM@hillsboroughcounty.org](mailto:NorrisM@hillsboroughcounty.org)>  
**Subject:** zoning hearing

Is the hearing for rezoning in Ruskin 10th st App, No RZ-PD 21-1231 Continued to 1-18-2022 Will this be heard on this date? I would like to be added as a speaker. Thank you Donna Makinson